

SUTTON PLACE RETAIL SPACES

209 E WILLIAM, SUITE 100 & 200, WICHITA, KS 67202



EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM
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ReeceNichols
SOUTH CENTRAL KANSAS

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SUTTON PLACE RETAIL SPACES

209 E. WILLIAM, SUITES 100 AND 200
WICHITA, KS 67202

LEASE RATE: \$16 - \$18/SF
EST. NNNs: \$6.00/SF

GROSS BLDG SF:	101,844 SF
SUITE 100 SF:	2,671 SF
SUITE 200 SF:	2,895 SF
VACANT SF:	5,566 SF
SITE ACRES:	.23
YEAR BUILT:	1924, Renovated 2025
ZONING:	Central Business District
PARKING:	Street and Parking Garage

PROPERTY HIGHLIGHTS:

- Strategically- located retail spaces for lease in Downtown Wichita.
- Ideal opportunities for retail, restaurant and service-oriented businesses.
- 122 Class-A apartments under-construction in Floors 2-11.
- Directly across the street from Kansas Health Science University (Fall 2025 enrollement of nearly 500 students)
- One block from the under-construction Wichita BioMedical Campus.
- Great visibility from Market and William streets.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	11,315	110,612	230,599
Avg. HH Income	\$56,859	\$63,075	\$69,678
Median Age	32.5	33.4	33.5
	TRAFFIC COUNTS		
	William & Market	3,312 VPD	



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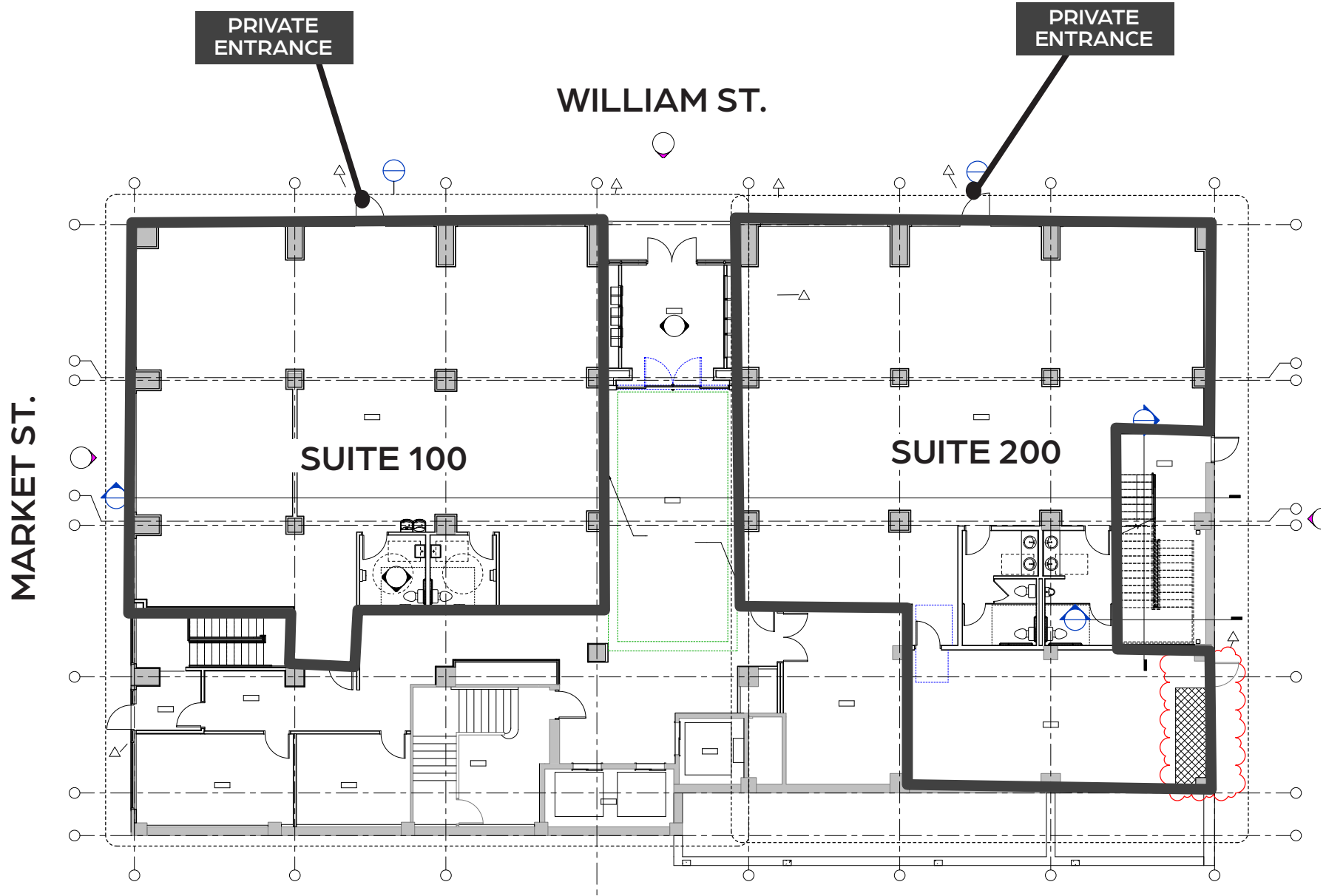
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FLOOR PLAN



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WICHITA BIOMEDICAL CAMPUS



ABOUT

- Wichita State University, WSU Tech and the University of Kansas have broken ground on the Wichita Biomedical CampusSM, an approximately 471,000-square-foot, \$300 million health sciences facility located in the heart of downtown Wichita.
- The 471,000-square-foot building will be comprised of shared spaces for advanced laboratories, clinical research and technology. The high-tech facility will draw students, educators and researchers from around the country – attracting talent and resources to the Wichita area and boosting the economic success of Kansas.
- Initially, about **3,000 students and 200 faculty and staff** will be housed at the center with opportunities for growth in existing and new programs.
- **Estimated completion: Q4-2026. Classes start: Q2-2027.**



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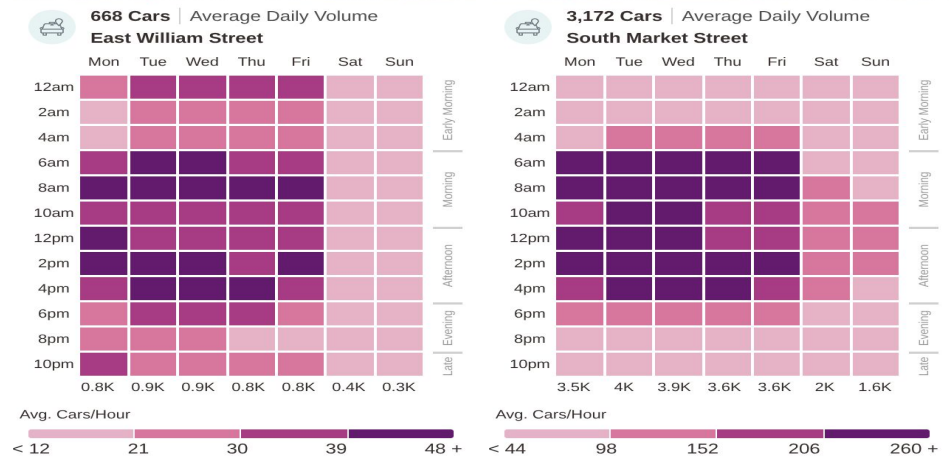
ABOUT THE NEIGHBORHOOD



ABOUT DOWNTOWN

\$2 BILLION	3,000 UNITS
TOTAL INVESTEMENT (SINCE 2010)	TOTAL RESIDENTIAL UNITS
1,279 ROOMS	658,000-825,000 SF PROJECTED
HOTEL ROOMS	CLASS -A OFFICE SPACE (THROUGH 2030)
50	10 MINUTES
MAJOR MUSEUMS AND ART GALLERIES	FROM EISENHOWER NATIONAL AIRPORT

TRAFFIC PATTERNS



*INFORMATION PULLED FROM DOWNTOWN WICHITA AND GREATER WICHITA PARTNERSHIP

DOWNTOWN DEVELOPMENT PROJECTS





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